

## Van Buren County Brownfield Redevelopment Authority Regular Meeting Minutes August 12, 2020

**Meeting Host and Secretary-Treasurer at BRA Office Suite 302, 219 E. Paw Paw St, Paw Paw MI 49079  
 All other attendees participated online from remote locations**

**Note for the Record**—This meeting was held online using Zoom webinar software under Governor Whitmer's Emergency Executive Orders allowing same. The meeting notice, including the Zoom Meeting ID Number, was properly and timely posted on the county's website to allow public participation.

**1. Call to Order and Determination of Quorum**

At 3:33 pm, by Chairperson Lisa Phillips, with attendees/absentees/quorum status as follows:

**Board Members Present (7)** Chair Lisa Phillips, Vice-Chair Jan Petersen, Gail Patterson-Gladney, Cynthia Compton (arrived after Item 4), Sarah Moyer-Cale, Kate Hosier, Katie Strohauer, Zachary Morris and Dr. Patrick Creagan; **Board Members Absent (0); Board Vacancies: (0)**. A quorum (8 of 9) is initially present.

**Staff and Others Present:** Secretary-Treasurer Wayne Nelson; Envirologic Technologies Inc Consultant Erik Peterson.

- 2. Approval of Agenda**--Motion by Patterson-Gladney, supported by Creagan, to approve the prepared agenda. Approved by a vote of 8-0.
- 3. Approval of Minutes of Regular Meeting held July 8, 2020**--Motion by Patterson-Gladney, supported by Morris, to approve the minutes of the Regular Meeting held July 8, 2020. Approved by a vote of 8-0.
- 4. Public Comment**—None

**Member arrives**—Cynthia Compton joined the meeting at 3:36 pm. A quorum, now 9 of 9, continues.

**5. Secretary-Treasurer's Report**--Nelson presented a written and oral report, with action items as follows:

**a. Invoices for Approval**--The following invoices were presented for approval:

Amount	Vendor	Invoice #	Invoice Date	Reason
<b>EPA Grant Invoices:</b>				
\$ 1,726.25	Envirologic Technologies Inc	06823	2020-08-12	23944 Red Arrow; Pre-demo survey
427.50	Envirologic Technologies Inc	06824	2020-08-12	99 Walker St; B-Plan
-	Envirologic Technologies Inc			
\$ 2,153.75	<b>Envirologic Sub-Total</b>			
-				
2,153.75	<b>Total of EPA Grant Invoices</b>			
-				
\$ 2,153.75	<b>Total of All Invoices</b>			

Motion by Compton, supported by Moyer-Cale, to approve these invoices totaling \$2,153.75 for payment. Approved by a vote of 9-0.

- b. Black River Enterprises/Paw Paw Brewing Project EGLE Loan**—An application to modify loan terms on the EGLE Brownfield Loan to the county for this project is being filed with EGLE under a COVID-19 emergency program. If approved, the loan repayment schedule could be deferred for 3 years. If not approved, however, the first payment of \$4,532.55 is due on August 31, 2020. Motion by Patterson-Gladney, supported by Compton, to authorize the first payment on August 31, 2020, if not deferred, with funds from an additional advance on the Local Brownfield Fund's loan to Black River Enterprises. Approved by a vote of 9-0. *Secretary's note: The application to EGLE was filed on August 13, 2020, and that filing has been acknowledged as received by EGLE.*
- c. 2019 Captured Taxes Distribution**—The following information on 2019 captured taxes and the proposed distribution of same was presented:

Van Buren County Brownfield Redevelopment Authority--2019 Taxes Captured Summary									
Project Name	School Tax	School Tax	School Tax	Local Tax	Local Tax	Local Tax	All Taxes	All Taxes	Total
	Summer	Winter	Total	Summer	Winter	Total	Summer	Winter	Capture
Blue Fin-Keeler Township	-	-	-	25.35	71.74	97.09	25.35	71.74	97.09
Hometown Properties-Bangor City	966.28	2,898.84	3,865.12	3,654.46	2,749.07	6,403.53	4,620.74	5,647.91	10,268.65
Hometown Properties-Gobles	-	-	-	2,036.17	930.17	2,966.34	2,036.17	930.17	2,966.34
Paw Paw Brewing-Paw Paw Village	27.31	81.95	109.26	92.12	53.88	146.00	119.43	135.83	255.26
Village Pharmacy-Paw Paw Village	-	-	-	2,378.53	1,392.52	3,771.05	2,378.53	1,392.52	3,771.05
Midwest V--Paw Paw Village	1,845.52	5,536.58	7,382.10	6,223.72	3,643.91	9,867.63	8,069.24	9,180.49	17,249.73
<b>Total Taxes Captured</b>	<b>2,839.11</b>	<b>8,517.37</b>	<b>11,356.48</b>	<b>14,410.35</b>	<b>8,841.29</b>	<b>23,251.64</b>	<b>17,249.46</b>	<b>17,358.66</b>	<b>34,608.12</b>

  

Van Buren County Brownfield Redevelopment Authority--2019 Taxes Distribution Summary							
Project	To Owner / Developer	To MEDC- 1/2 SET	To BRA- Admin	Escrow for LBRF Loan and/or Admin		Total Distribution	Admin Fee Calculation
Blue Fin—Keeler Township	92.24	-	4.85	-	-	97.09	5% of capture
Hometown Properties-Bangor City	9,652.53	-	616.12	-	-	10,268.65	10% of non-school capture
Hometown Properties-Gobles	2,669.71	-	296.63	-	-	2,966.34	10% of capture
Paw Paw Brewing-Paw Paw Village	-	13.67	-	241.59	-	255.26	All to escrow
Village Pharmacy-Paw Paw Village	3,021.05	-	750.00	-	-	3,771.05	\$750 per year
Midwest V--Paw Paw Village	15,340.21	922.76	986.76	-	-	17,249.73	10% of non-school capture
<b>Totals</b>	<b>30,775.74</b>	<b>936.43</b>	<b>2,654.36</b>	<b>241.59</b>	<b>-</b>	<b>34,608.12</b>	

Motion by Morris, supported by Compton, to approve distribution of 2019 captured taxes totaling \$34,608.12 as set forth in the distribution summary. Approved by a vote of 9-0.

- d. Written Report Approval**--Motion by Patterson=Gladney, supported by Petersen, to approve the Secretary-Treasurer's written report. Approved by a vote of 9-0.

**6. Other Correspondence**—None

**7. New Business**—

- a. Draft Brownfield Plan for Essential Storage LLC**—The draft Brownfield Plan for Essential Storage LLC for 05585 Blue Star Hwy in South Haven Charter Township was approved by the Board on July 8, 2020. Eric Peterson reported that he is having some difficulty in engaging township officials in the necessary formal determination of functional obsolescence. He will continue those efforts.
- b. Draft Brownfield Plan for Midwest Property LLC**—The draft Brownfield Plan for Midwest Property LLC (Midwest Fasteners) for parcels in the Village of Decatur was approved by the Board on July 8, 2020. Eric Peterson reported that he is having some difficulty in getting the company officials to review the Plan for submission to the Village of Decatur, and in obtaining a determination of functional obsolescence from the Decatur Township Assessor. He will continue those efforts.
- c. Possible New Projects**—Eric Peterson reported a new inquiry from a firm that considered a project in 2019, about a new possible project. Zach Morris also reported an inquiry for assistance. Both will be pursued for future consideration.
- d. Land Bank Report**—Zach Morris and Cindy Compton reported that the VBC Land Bank Authority is evaluation the effects of the Michigan Supreme Court's recent decision in *Rafaeli, LLC v Oakland County*, that effectively ends the ability of the counties and taxing units from taking the profits from tax foreclosure sales.
- e. Economic Development Corporation and Other ED Report**—Zach Morris reported on current EDC work on new development and the movement toward setting up an internet task force to help drive a wide availability of high-speed and high reliability internet throughout the county.

**8. Old Business—EPA Grant/Brownfield Plan Project Updates**--Erik Peterson gave brief verbal updates on EPA Grant projects as follows:

- a.** 05585 Blue Star Hwy—Covered in new business.
- b.** 413 Delaware St— Covered in new business.
- c.** 153 Commercial Ave—Working on design for a new vapor intrusion system for the North end of the site. A new prospective buyer has emerged and is engaging with Eric.
- d.** 23944 Red Arrow Hwy—Marcon Ventures has a general contractor who is working with Eric on project costs.

- e. 67902 Red Arrow Hwy—Brownfield Plan is progressing slowly; Eric reports an additional production line has been started.
- f. 99 Walker Street in Lawton—A project general contractor is in place; ETI is working to gather brownfield plan costs.
- g. 10336 Blue Star Hwy—Michael DeGrandchamp, the applicant, has expressed interest in a Brownfield Plan, which Eric Peterson is exploring.

**9. General Member Comments**—Attendees offered comments.

**10. Adjournment**—There being no further business, the meeting was adjourned by the Chair at 4:53 pm.



Wayne Nelson, Secretary-Treasurer  
Van Buren County Brownfield Redevelopment Authority

**Acronyms used in BRA Minutes:**

<i><b>Acronym</b></i>	<i><b>Type</b></i>	<i><b>Meaning</b></i>
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
EGLE	Agency	Michigan Department of the Environment, Great Lakes, and Energy
MEDC	Agency	Michigan Economic Development Corporation
VBC	Agency	Van Buren County
VBCBOC or BOC	Agency	Van Buren County Board of Commissioners
VBCEDC or EDC	Agency	Van Buren County Economic Development Corporation
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan
ETI	Company	Envirologic Technologies Inc, the EPA Grant contractor
ED	General Term	Economic development
SEV	Property Tax Term	State Equalized Value-should approximate 50% market value
TV	Property Tax Term	Taxable Value-the value for property tax rate billing